



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-018834-26

In the matter of: Front Unit, 408 WILLIAM ST
SHELBURNE ON L9V2W9

Between: Bashir Ahmmed Landlord

And

Clayton Blackburn Tenants
Brooke Farr

On March 2, 2026, Bashir Ahmmed (the 'Landlord') applied for an order to terminate the tenancy and evict Clayton Blackburn and Brooke Farr (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on January 15, 2026 with respect to application LTB-L-086017-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. The Landlord claims in the Declaration in support of the L4 application ('application') that the Tenants vacated the rental unit on February 3, 2026. The Landlord claims the Tenants did not pay the monthly rent due on February 1, 2026, nor the arrears payment of \$700.00 due on February 1, 2026.
3. There is no provision under section 78 of the Act, to apply to the LTB when the Tenants are no longer in possession of the rental unit. Therefore, the LTB has no jurisdiction to order payment for the arrears owing to the Landlord based on the L4 application filed by the Landlord under section 78 of the Act. The Landlord may want to obtain independent legal advice.

It is ordered that:

1. The Landlords' application under section 78 of the *Residential Tenancies Act, 2006* is dismissed.

March 4, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.